

**MINUTES**  
**GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY**  
**Wednesday, April 13, 2016**  
**5:00 PM**

**MEMBERS PRESENT:** Chair Gary Sikich, Mike Borlee, Eric Genrich, Mike Vogel

**MEMBERS EXCUSED:** Phil Hilgenberg, Ald. Tim De Wane

**OTHERS PRESENT:** Kevin Vonck, Wendy Townsend, Julia Upfal, Economic Development Department, Ald. Nennig, Ald. Steuer, Bill Meindl, Barb Dorff, John Bounocore, Jonathan VanCamp; Rootwi, LLC

**1. Roll call.**

The meeting was called to order at 5:00 p.m. by Chair, G. Sikich. Roll call was taken as noted above.

**2. Approval of agenda.**

Motion was made by M. Vogel to approve the agenda and seconded by M. Borlee. Motion carried.

**3. Approval of the minutes for the March 9, 2016 meeting.**

Motion was made by M. Vogel to approve the minutes of the March 9, 2016 EDA meeting and was seconded by E. Genrich. Motion carried.

**OLD BUSINESS**

**4. Discussion and action on sale of Parcels 9-47 (907 Main St) and 9-46 (913 Main St)**

W. Townsend stated that the City is looking at entering into a six month Planning Option Agreement for the property located at the 900 block of Cedar Street, 907 and 913 Main Street (parcels 9-47 and 9-46). This planning option would allow the developer time to complete all due diligence necessary to determine the physical and financial feasibility of constructing a multiple story mixed-use development including event/meeting space, retail and commercial uses.

RDA has ownership of parcel 9-48 which would also be part of the project.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, the investing of public funds, or conducting other

specified public business, as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

The closed session notice was read and a motion was made and seconded to convene in closed session. Motion carried. Roll call was taken – present are Chair Gary Sikich, Mike Borlee, Eric Genrich, Mike Vogel.

A motion was made and seconded to return to open session. Motion carried. Roll call was taken – present are Chair Gary Sikich, Mike Borlee, Eric Genrich, M. Vogel.

A motion was made by M. Borlee and seconded by M. Vogel to approve the Planning Option Agreement for parcels 9-46 and 9-47 on Main Street. Motion carried.

## **NEW BUSINESS**

### **5. Communication from Ald. Steuer to look into inviting the 3<sup>rd</sup> U.S. Infantry Regiment from Fort Meyer, Virginia to Green Bay on August 7, 2016, to celebrate the 200<sup>th</sup> anniversary of the landing of American troops in the area.**

Ald. Steuer stated that he sent in a request inviting the 3<sup>rd</sup> U.S. Infantry Regiment from Fort Meyer, Virginia to Green Bay on August 7, 2016. The cost and funding for the Fort Howard bicentennial celebration event would be \$12,000. There would be a couple of performances which would include a 12-soldier show, 22-soldier show and a colors presentation.

A motion was made by E. Genrich and seconded by M. Borlee to have city staff work with the Neville Public Museum, Heritage Hill, OBI, and PMI regarding the Fort Howard bicentennial celebration event during the first week of August 2016. Motion carried.

### **6. Revisions to CDBG façade grant.**

J. Upfal stated the CDBG Façade program has not been well-used in the past. Nearly all of the funds set aside to support this program remain untouched. In order to make the program easier to use, ED staff made revisions to the program guidelines. ED changed the maximum award possible from \$20,000 to \$5,000 per project. The match criteria were also changed from a 50/50 match to 75/25 to try to get the funding distributed and to encourage use of this opportunity. Murals were added and landscaping was removed from the eligible improvements.

## **7. Revisions to CDBG demolition grant.**

J. Upfal stated that the ED staff changed the criteria to a 75/25 match and the reimbursement award will remain up to \$10,000. The building or structure being razed must be located within the Demolition Grant Eligible areas. In addition to the maps of eligible areas, RDA amended the maps to add parcels off of Irwin Avenue by Bay Beach.

## **8. Revisions to CDBG workforce development grant.**

J. Upfal stated the workforce development grant has \$96,000 in the fund to support organizations that provide job training programs. ED created guidelines easier to understand and an award recipient must contribute a match of at least 50%.

## **9. Design Review Board for CDBG façade and demolition grants.**

J. Upfal stated city staff wanted to create a Design Review Board with the expertise to approve façade designs to ensure that goes through another process of scrutiny. The board will consist of three staff members and if the grant is in a BID district, the BID directed will be invited to join the Design Review Board.

J. Upfal stated that these grants are more flexible because more people are eligible given the added area. These programs will be fully promoted and easier to get the funds distributed as a result of the changes.

A motion was made by M. Vogel, seconded by M. Borlee to approve the revisions to the Façade, Demolition, and Workforce Development Grants and the Design Review Board. Motion carried.

Motion to adjourn made by E. Genrich and seconded by M. Vogel. Motion carried.